

BEACON & BLANCO - TURNKEY 2ND GEN OFFICE AVAILABILITY

1814 BLANCO, SAN ANTONIO, TX 78212

SHOP^{COS.}



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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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PROJECT SCOPE

A rare opportunity to lease a turn-key 2nd generation office endcap in the heart of Beacon Hill, one of San Antonio's fastest-evolving urban neighborhoods. Surrounded by an established mix of beloved local restaurants, coffee shops, retailers, and professional businesses, the space offers immediate occupancy with a high-quality existing buildout that minimizes upfront tenant costs and accelerates opening timelines.

DETAILS

- 3,222 SF Available
- 2nd Gen, Turn-key Office Space
- Endcap Visibility & Access
- Dedicated & Secured Parking Lot
- NNN: \$8.15

TRAFFIC COUNTS

- o W. Hildebrand Ave 27,556 VPD'26
- o Blanco Rd 14,516 VPD'26

AREA RETAILERS

DEMOGRAPHICS	1 mile	3 mile	5 mile
Est. Population	16,441	136,478	345,726
Avg. HH Income	\$91,306	\$92,003	\$89,718
Total Housing Units	7,396	56,227	139,433
Daytime Population	18,026	213,890	499,134
Median Home Value	\$311,885	\$261,011	\$261,063



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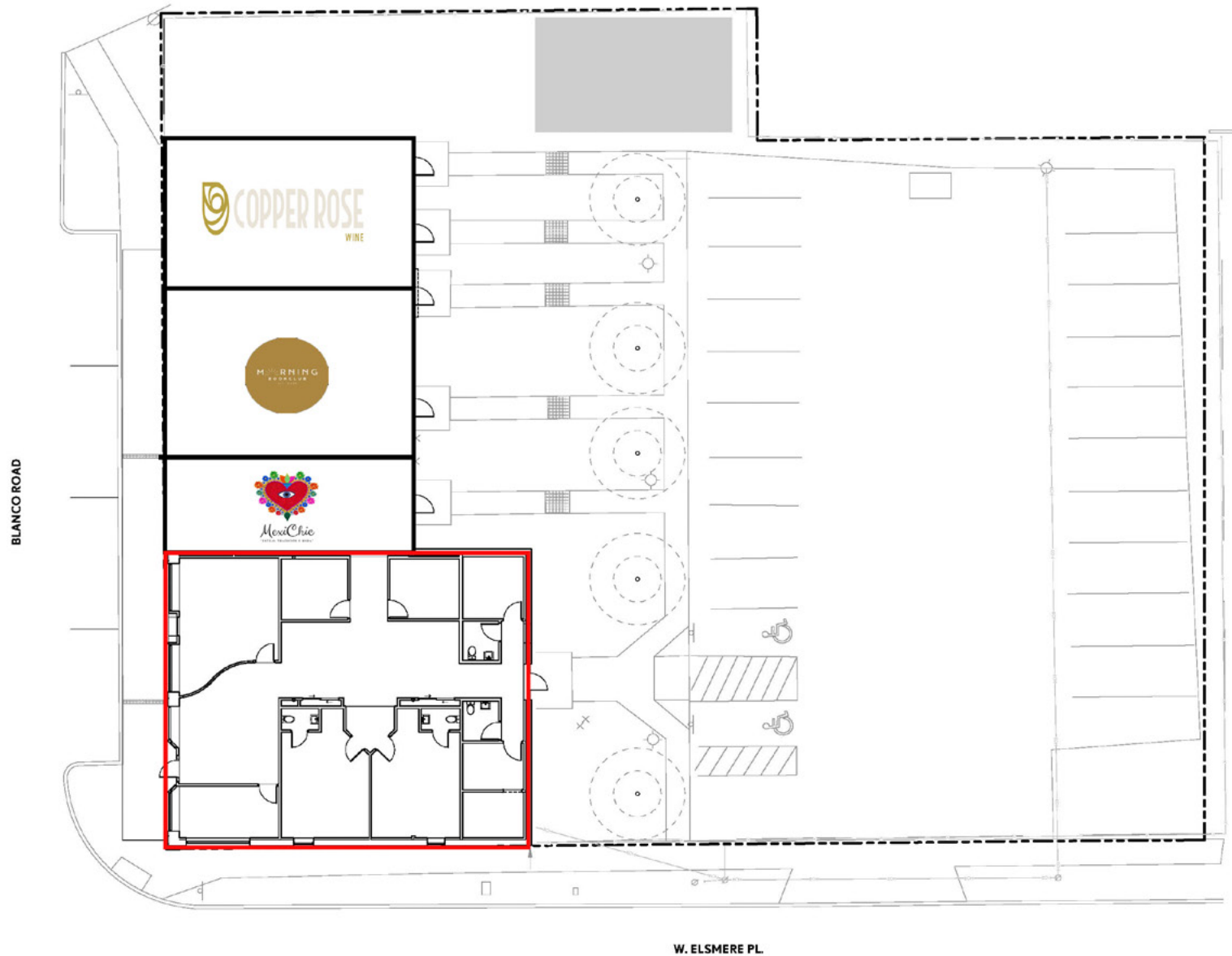
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NEIGHBORHOOD VIBE



CHRIS MADRID'S

Local institution with signature burgers & buns, nachos, chalupas, beer, margaritas & Tex-Mex decor.



BLANCO CAFE

Tex-Mex eatery serving up enchiladas, daily specials & breakfast all day in a no-frills setting.



BRIGHT COFFEE

Cozy, art-filled coffee shop serving specialty drinks and pastries.



JULIA'S BISTRO & BAR

Neighborhood French bistro & bar serving locally inspired dishes.



COPPER ROSE WINE

Copper Rose Wine is shop for wine and provisions in the Beacon Hill neighborhood..



DOSEUM

Through joyful learning and discovery, the DoSeum Experience grows curious minds, connects families.



THE WITTE

Touring & long-term exhibits about natural history, art & Texas heritage, plus a Science Treehouse.



BRACKENRIDGE PARK GOLF COURSE

Long-standing 18-hole championship golf course with a clubhouse & hall of fame."



SAN PEDRO SPRINGS

Long-standing park boasting a spring-fed swimming pool, a playground, gardens & an event gazebo.



SAN ANTONIO ZOO

Sprawling zoo with 750 species, cageless habitats, exhibits & a train.



SAN PEDRO DRIVING RANGE

9-hole, par-3 golf course with a bar & grill, plus a practice facility with a driving range.



THE ROLLERCADE

Neon-lit roller rink dating from '50s, with '70s roller disco lighting, arcade games & snacks.



UNIVERSITY OF INCARNATE WORD

With over 140 years of tradition, UIW is committed to educational excellence .



TRINITY

Trinity University began in 1869 and is home to more than 2,500 students.



JAPANESE TEA GARDEN

Scenic park from 1901 with stone bridges, a waterfall, koi ponds, a pagoda & the Jingu House cafe.



INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT
BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP COMPANIES

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